

**2.     OFFICIAL PLAN AMENDMENT FILE OP.05.014  
SITE PLAN CONTROL BY-LAW AMENDMENT FILE Z.05.024  
CITY OF VAUGHAN  
PRELIMINARY REPORT**

**P.2005.33**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.05.014 and Z.05.024 (City of Vaughan) BE RECEIVED; and that any issues identified, be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

The City of Vaughan has initiated applications to:

1.     Amend the Official Plan (OPA #200, as amended by OPA #553) to place all classes for development located within the Kleinburg-Nashville Heritage Conservation District under complete Site Plan Control; and
2.     Amend the Site Plan Control By-law (#210-2001) to require all new development located within the Kleinburg-Nashville Heritage Conservation District to be subject to site plan approval.

The proposed amendments will give the City the authority to proceed with the review and approval of all new development and redevelopment that preserves and enhances the District's heritage character as established through the policies and guidelines contained in the Kleinburg-Nashville Heritage Conservation District Study and Plan, as prepared by the City's consultant – Phillip H. Carter Architect and Planner, and approved by Council on June 23, 2003.

**Economic Impact**

This will be determined when the technical report is completed.

**Background-Analysis and Options**

The subject lands shown on Attachment #1 as "Proposed Site Plan Control Area" are located within the Kleinburg-Nashville Community, in Part of Lots 20 to 26, Concession 8, Part of Lots 22 to 26, Concession 9, and Part of Lots 25 and 26, Concession 10, City of Vaughan. The subject lands were designated as the Kleinburg-Nashville Heritage Conservation District, under Part V of the *Ontario Heritage Act* by By-law #183-2003 on June 23, 2003. On August 25, 2003, six additional properties were added to the Heritage Conservation District by By-law #268-2003 to form the area shown on Attachment #1.

The land uses within the Kleinburg-Nashville Heritage Conservation District area include residential, commercial, industrial, open space and agricultural.

The entire City is designated as a "Site Plan Control Area" in accordance with the Site Plan Control Policies contained in OPA #200, as amended by OPA #553, and further defined in the Site Plan Control By-law 210-2001. The Official Plan and Site Plan Control By-law defines "development" as:

"The construction, erection or placing of one or more buildings or structures on land or the making of an addition to a building or structure that has the effect of substantially increasing the size of the building or usability thereof, or the laying out and establishment of a commercial parking lot or of sites for the location of three or more trailers or mobile homes."

The Official Plan and Site Plan Control By-law currently identifies the classes of development that are to be approved by Council; and other development that is delegated for approval by the Commissioner of Planning under Complex Procedures and to the Director of Building Standards/Chief Building Official under Simple Procedure. The classes of development that proceed directly to the Building Department for a Building Permit include single-detached, semi-detached and street townhouse dwellings, agricultural and related buildings farm purposes, and residential buildings for less than 25 units in areas designated as a Heritage Conservation District. The proposed amendments would place all classes of development located within the Kleinburg-Nashville Heritage Conservation District under complete Site Plan Control and requiring site plan approval.

On May 12, 2005, a Notice of Public Hearing was published in the Vaughan Citizen. No comments have been received to date. Any responses received will be addressed in the technical review and included in a comprehensive staff report to a future Committee of the Whole meeting.

#### **Preliminary Review**

Following a preliminary review of the proposed applications, Staff has identified the following matters to be reviewed in greater detail:

- the appropriateness and implications of amending the Site Plan Control By-law, to place all classes of development within Kleinburg-Nashville Conservation District under complete Site Plan Control, will be reviewed;
- the appropriateness and implications of amending the Site Plan Control By-law to require all new development within the Heritage District to be subject to site plan approval, will be reviewed in consideration of the approved Kleinburg-Nashville Heritage Conservation District Study and Plan; and
- review will be given to clearly establish the method of site plan approval (ie. Council or Staff delegation), to implement the classes of development.

#### **Relationship to Vaughan Vision 2007**

The applicability of this application to the Vaughan Vision will be determined when the technical report is completed.

#### **Conclusion**

The above issues, but not limited to, will be considered in the technical review of the applications, together with comments of the public and Council expressed at the Public Hearing or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the proposal to amend the Official Plan, specifically the Site Plan Control policies contained in OPA #200 as amended by OPA #553, and the Site Plan Control By-law 210-2001, will be reviewed in consideration of the Council approved policies and guidelines contained in the Kleinburg-Nashville Heritage Conservation District Study and Plan, with the intent to give the City the authority to review and approve all new development so as to preserve and enhance the District's heritage character.

**Attachments**

1. Kleinburg-Nashville Heritage Conservation District (Proposed Site Plan Control Area)

**Report prepared by:**

Laura Janotta, Planner, ext 8634

Mauro Peverini, Senior Planner, ext. 8407

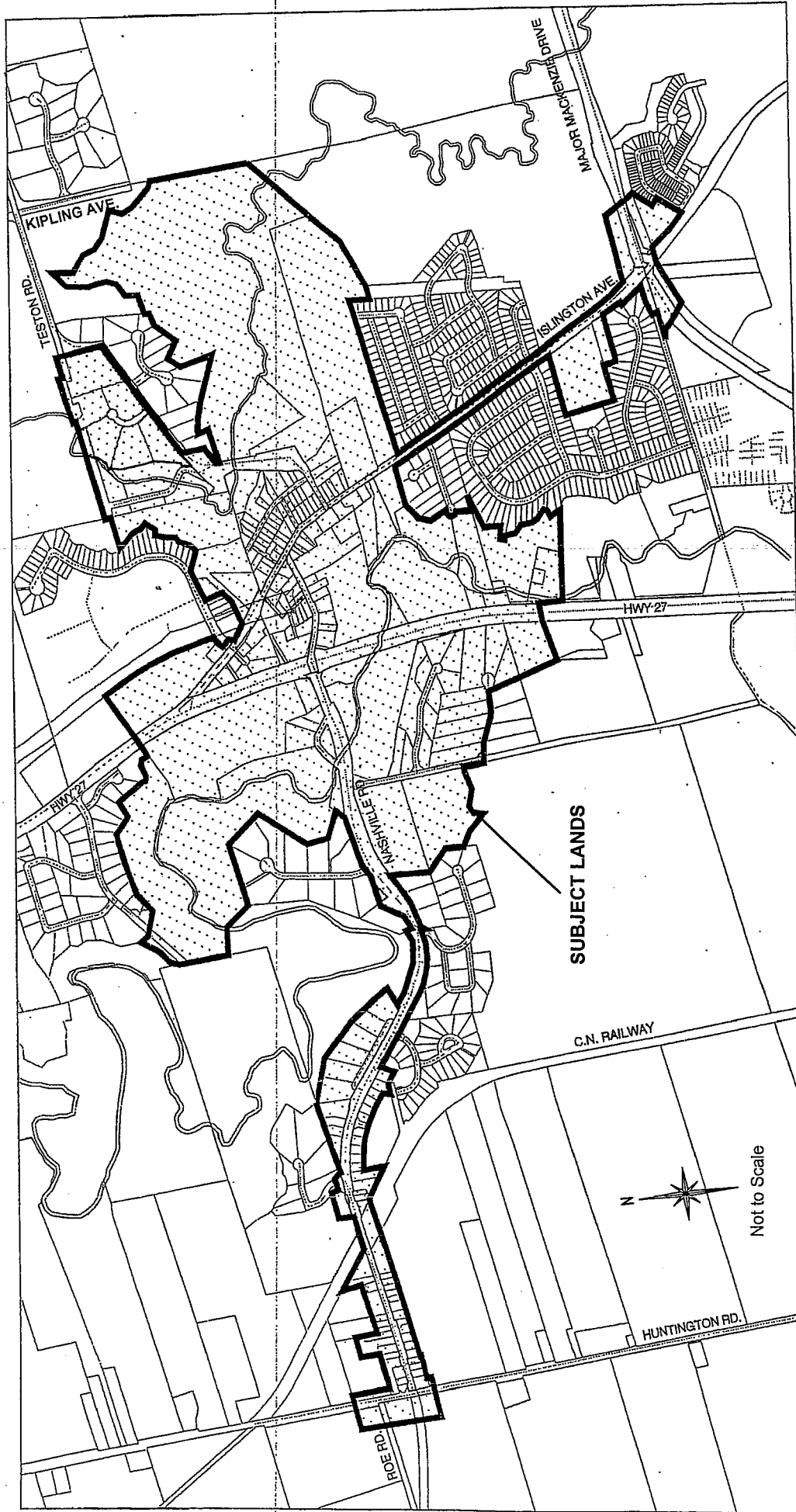
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

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# **Kleinburg - Nashville Heritage Conservation District (Proposed Site Plan Control Area)**

City of  
**Vaughan**

Development Planning Department

# **Attachment 1**

FILE No.:  
OP.05.014  
& Z.05.024

APPLICANT:  
CITY OF VAUGHAN

Part of Lots 20-26, Concession 8;  
Part of Lot 23, Concession 9;  
Part of Lots 25 & 26, Concession 10

May 18, 2005